

**HFS SEGMENTED STATEMENT OF OPERATIONS - BUDGET
FOR MONTH ENDING NOVEMBER 30, 2019**

	SHELTERS						QE	INITIATIVES		SEC78	SEC95	MGD	SDL	TOTAL
	Savards	Strachan	St Clair	Kennedy	BLT	George St		FUSS	CAMH	Social Housing Units	90 Shuter	Managed Properties	Support for Daily Living	
Units/Beds	30	88	90	90	200	105	180	0	15	174	77	48	275	
REVENUE														
Government Funding:														
City of Toronto	-	-	2,271,897	-	4,335,769	963,717	282,191	-	-	320,234	-	-	-	8,173,808
Province of Ontario	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Government Funding	-	-	2,271,897	-	4,335,769	963,717	282,191	-	-	320,234	-	-	-	8,173,808
Revenue from Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Donation Revenues:														
Restricted Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Donations - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Donation Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues:														
United Way Funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Program Funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Amortization Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	-	-	2,271,897	-	4,335,769	963,717	282,191	-	-	320,234	-	-	-	8,173,808
EXPENSES														
Property Management Expenses:														
Utilities	-	-	115,682	-	207,620	-	-	-	-	-	-	-	-	323,302
General Repairs and Maintenance	-	-	60,848	-	411,336	54,787	4,491	-	-	-	-	-	-	531,461
Building and Equipment	-	-	100,374	-	81,037	15,000	3,000	-	-	320,234	-	-	-	519,645
Mechanical	-	-	-	-	132,391	-	-	-	-	-	-	-	-	132,391
Security, Health & Safety	-	-	-	-	31,562	3,500	-	-	-	-	-	-	-	35,062
Mortgage & Rent Expense	-	2	-	-	-	-	-	-	-	-	-	-	-	2
Municipal Taxes	-	-	-	-	-	-	-	-	-	278,770	-	-	-	278,770
Insurance	-	-	19,638	-	15,493	4,000	1,000	-	-	-	-	-	-	40,132
Reserve Allocations	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bad Debts	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Management Expenses	-	2	296,542	-	879,439	77,287	8,491	-	-	599,004	-	-	-	1,860,764
Tenant Support Expenses:														
Salaries and Benefits	-	-	1,332,038	-	2,692,436	469,550	216,900	-	-	-	-	-	-	4,710,924
Tenant Services	-	-	173,417	-	441,000	310,850	56,300	-	-	-	-	-	-	981,567
Office Administration	-	-	-	-	57,167	8,674	500	-	-	-	-	-	-	66,341
Total Tenant Support Expenses	-	-	1,505,455	-	3,190,602	789,074	273,700	-	-	-	-	-	-	5,758,832
Expense Allocations:														
Central Admin Expense Allocation	-	-	122,227	-	201,549	73,827	-	-	-	-	-	-	-	397,603
Property Management Expense Allocation	-	-	-	-	64,178	23,529	-	-	-	-	-	-	-	87,707
Total Expense Allocations	-	-	122,227	-	265,728	97,356	-	-	-	-	-	-	-	485,311
TOTAL EXPENSES	-	2	1,924,224	-	4,335,769	963,717	282,191	-	-	599,004	-	-	-	8,104,907
NET SURPLUS/(LOSS)	-	(2)	347,673	-	-	-	-	-	-	(278,770)	-	-	-	68,901

**HFS STATEMENT OF OPERATIONS
FOR MONTH ENDED NOVEMBER 30, 2019**

	CURRENT MONTH			YEAR-TO-DATE			2019 BUDGET	
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET	% OF BUDGET USED
REVENUE								
Government Funding:								
City of Toronto	1,963,125	1,003,240	959,885	19,012,270	8,173,808	10,838,462	19,031,847	99.9%
Province of Ontario	29,434	29,435	(1)	423,780	-	423,780	353,220	120.0%
Total Government Funding	1,992,559	1,032,675	959,884	19,436,050	8,173,808	11,262,242	19,385,067	100.3%
Revenue from Operations	117,058	111,912	5,146	1,313,123	-	1,313,123	1,342,944	97.8%
Donation Revenues:								
Restricted Donations	-	1,750	(1,750)	30,336	-	30,336	21,000	144.5%
Unrestricted Donations	-	-	-	-	-	-	-	0.0%
Donations - Other	-	6,500	(6,500)	26,674	-	26,674	78,000	34.2%
Total Donation Revenues	-	8,250	(8,250)	57,010	-	57,010	99,000	57.6%
Other Revenues:								
United Way Funding	16,723	16,724	(1)	186,419	-	186,419	200,682	92.9%
Management Fees	9,674	9,674	-	106,415	-	106,415	116,089	91.7%
Program Funding	22,250	23,868	(1,618)	356,153	-	356,153	286,423	124.3%
Deferred Amortization Contributions	15,451	15,451	-	169,968	-	169,968	185,420	91.7%
Total Other Revenues	64,099	65,718	(1,619)	818,955	-	818,955	788,614	103.8%
TOTAL REVENUE	2,173,717	1,218,555	955,162	21,625,138	8,173,808	13,451,330	21,615,625	100.0%
EXPENSES								
Property Management Expenses:								
Utilities	65,623	89,203	(23,580)	751,850	323,302	428,548	1,305,186	57.6%
General Repairs and Maintenance	309,186	68,202	240,984	2,218,086	531,461	1,686,625	1,429,404	155.2%
Building and Equipment	107,643	48,806	58,837	1,405,842	519,645	886,197	1,226,846	114.6%
Mechanical	35,309	25,596	9,713	325,373	132,391	192,982	477,361	68.2%
Security, Health & Safety	34,105	16,985	17,120	278,734	35,062	243,672	247,896	112.4%
Mortgage & Rent Expense	105,104	137,132	(32,028)	1,512,351	2	1,512,349	1,645,584	91.9%
Municipal Taxes	23,499	34,238	(10,739)	284,164	278,770	5,394	382,979	74.2%
Insurance	18,806	10,661	8,145	123,737	40,132	83,605	144,993	85.3%
Reserve Allocations	15,295	15,037	258	168,243	-	168,243	180,443	93.2%
Amortization of Capital Assets	15,452	15,451	1	168,598	-	168,598	185,420	90.9%
Bad Debts	782	1,496	(714)	(4,617)	-	(4,617)	17,950	-25.7%
Total Property Management Expenses	730,804	462,806	267,998	7,232,361	1,860,764	5,371,597	7,244,062	99.8%
Tenant Support Expenses:								
Salaries and Benefits	922,693	547,839	374,854	8,786,022	4,710,924	4,075,098	10,475,022	83.9%
Tenant Services	193,470	50,090	143,380	2,510,700	981,567	1,529,133	1,530,230	164.1%
Office Administration	56,435	13,835	42,600	757,408	66,341	691,067	248,694	304.6%
Total Tenant Support Expenses	1,172,598	611,764	560,834	12,054,130	5,758,832	6,295,298	12,253,946	98.4%
Expense Allocations:								
Central Admin Expense Allocation	231,576	108,394	123,182	1,610,610	397,603	1,213,007	1,603,195	100.5%
Property Management Expense Allocation	60,247	33,178	27,069	513,908	87,707	426,201	504,181	101.9%
Total Expense Allocations	291,823	141,572	150,251	2,124,518	485,311	1,639,207	2,107,376	100.8%
TOTAL EXPENSES	2,195,224	1,216,142	979,082	21,411,009	8,104,907	13,306,102	21,605,384	99.1%
NET SURPLUS/(LOSS)	(21,507)	2,413	(23,920)	214,129	68,901	145,228	10,241	2090.9%

HOMES FIRST SOCIETY
STATEMENT OF FINANCIAL POSITION
AS OF NOVEMBER 30, 2019

	YTD 30-Nov-19	<i>Audited</i> 2018	Net Change
ASSETS			
Current:			
Cash and Cash Equivalents	4,503,619	\$ 243,941	4,259,678
Accounts Receivable	1,729,263	2,568,969	(839,706)
Prepaid Expenses	134,322	144,724	(10,402)
Total Current Assets	6,367,203	2,957,634	3,409,569
Property and Equipment	5,744,171	9,244,624	(3,500,453)
Assets under capital lease	2,717,312	3,175,512	(458,200)
Restricted Investments	2,389,176	2,125,979	263,197
TOTAL ASSETS	17,217,863	17,503,749	(285,886)
LIABILITIES			
Accounts Payable and accrued liabilities	1,695,808	\$ 2,130,472	(434,664)
Deferred Revenue	3,657,388	518,503	3,138,885
Total Current Liabilities	5,353,195	2,648,975	2,704,220
Deferred contributions related to property & equipment	486,389	656,357	(169,968)
Restricted Contribution	116,757	116,757	(0)
Mortgages Payable	7,692,204	10,974,759	(3,282,555)
Total Liabilities	13,648,545	14,396,848	(748,303)
NET ASSETS			
Externally Restricted Reserves	2,012,910	1,764,621	248,289
Internally Restricted Reserves	244,601	244,601	-
Unrestricted Net Assets	1,311,807	1,097,679	214,129
Total Net Assets	3,569,318	3,106,901	462,418
TOTAL LIABILITIES AND NET ASSETS	17,217,863	17,503,749	(285,886)

Balance Sheet

Assets

Current:	
Cash and Cash Equivalents	4,503,619
Bank Accts	1,126,368
Petty Cash	32,467
Guaranteed Investment Certificates	3,513,027
Owing to/(from) Operations	-168,243
Accounts Receivable	1,729,263
Government Funding	1,347,576
HST	366,720
Rent, net allowance	14,968
Management fee	
Prepaid Expenses	134,322
Total Current Assets	6,367,203
Property and Equipment	5,744,171
Assets Under Capital Lease	2,717,312
Restricted Investments:	2,389,176
Bond Funds	1,146,274
Equity Funds	385,749
Gen Op GIC	244,602
Strachan Reserve GIC	316,775
TREB Funds GIC	116,757
Scarborough GIC	55,359
Owing to/(from) restricted investments	123,661
TOTAL ASSETS	17,217,863

LIABILITIES

Accounts Payable and accrued liabilities	1,695,808
Accounts payable and accrued liabilities	1,618,891
Provision for repayment of subsidies	0
Accrued mortgage interest	76,916
Deferred Revenue	3,657,388
SCPI BCA Repairs	
Miscellaneous	3,657,388
Total Current Liabilities	5,353,195
Deferred contributions related to property & equipment	486,389
Restricted Contribution	116,757
Mortgages payable	7,692,204
TOTAL LIABILITIES	13,648,545
NET ASSETS	
Externally Restricted net assets	2,012,910
Internally Restricted net assets	244,601
Unrestricted Net Assets	1,097,678
Total Net Assets	3,355,189
CURRENT YEAR SURPLUS	214,129
TOTAL LIABILITIES AND NET ASSETS	17,217,863